

**HANSON PLANNING BOARD  
MINUTES OF THE PUBLIC MEETING OF  
JUNE 27<sup>th</sup>, 2016 AT 7:00 PM  
HANSON TOWN HALL, MEETING ROOM A**

A meeting of the Town of Hanson Planning Board was called to order on June 27<sup>th</sup>, 2016 at the Hanson Town Hall, 542 Liberty Street, Hanson, MA in Meeting Room A.

Present: Donald Ellis, Chairman  
Steve Regan, Vice Chairman  
Joe Campbell, Member  
Joseph Weeks, Member  
Rebecca Nehiley, Administrative Assistant

Absent: John Kemmett, Member  
Laurie Muncy, Town Planner

**Minutes**

The minutes of May 16, 2016, May 23, 2016 and June 13, 2016 were tabled.

**Appointments**

**7:00 PM *Continued* Review of A/ANR Plan Form A “Subdivision of Land in Hanson, Mass.”** dated 6/6/16 submitted by Stephen Egan, applicant on behalf of owner Dorothy L. Lamoureux concerning a transfer of property located at County Road, Map 73, Lots 10 & 12 in Hanson, MA

Mr. Steve Egan approached the Board with a new Plan dated 6/6/2016. The two items from the previous checklist had been corrected: The existing septic locations on the abutting properties were depicted and a correction was made to the square footage in the notes.

**Motion to accept the new Plan with corrections:** Steve Regan

**Second:** Joe Campbell

**Vote:** 4-0-0

**7:15 PM Appointment with Donald Shute and Mike Watson** to have a discussion regarding the Brookside Estates sub-division and the dissolution of the Tri-Party Agreement.

Mr. Michael Watson, Vice President of Coastal Heritage Bank and Mr. Donald Shute, the developer attended the meeting to discuss the dissolution of the Tri-party Agreement currently in place for the completion of the infrastructure at Brookside Estates. Mr. Watson said that the bank would like to cut a check in the amount of \$323,500 and deliver it to Jeanne Sullivan, Tax Collector/Town Treasurer. He said that the bank no longer has any interest in holding the money as Mr. Shute’s loan has been paid off and they will no longer be involved. That being

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said, he fully supports P.M.P. Associates estimates for finishing the road.

Mr. Weeks asked if the same conditions would be adhered to if the Tri-Party Agreement was dissolved. Mr. Watson answered that new paperwork would have to be drawn up and Town Counsel would then review it.

**Motion to dissolve the Tri-Party Agreement and accept \$323,500.00 as security for the completion of the roadway at Brookside Estates on behalf of the Town of Hanson:**

Joseph Weeks

**Second:** Joe Campbell

**Vote:** 4-0-0

Mr. Shute approached the Board to discuss the granite curbing at Brookside Estates. He presented pictures of the granite curbing at Stonebridge Commons to make the argument that the same type of transition stone was used in another town sub-division and was common practice. In the meantime, he had hired a stone cutter to cut the stone at Brookside Estates for easier driveway access for which he also presented pictures. He proposed to make 22 more cuts to the granite curbing estimated to take about a week. He hoped that this would satisfy the Planning Board as opposed to removing and replacing all of the installed granite curbing for which he said he was not in a financial position to do.

Mr. Regan commented that his concern was with the uniformity of curbing throughout the sub-division. Mr. Weeks suggested an on-site meeting to get an actual look at Mr. Shute's proposal and make a decision. The Board opted to meet on Thursday, June 30<sup>th</sup> at 7 PM onsite. Ms. Nehiley will post a meeting.

Mr. Regan asked how things were going with Mr. Barakhat, owner of the abutting property, in regards to stabilization of the slope. Mr. Shute answered that he was meeting with him to discuss an idea for a solution to install interlocking concrete blocks as a retaining wall. He was going to install them right on the property line which is 7 feet from the pavement. Mr. Regan was of the opinion that the Zoning Board of Appeals should discuss this with Mr. Barakhat as they are the permitting authority.

Mr. Shute also brought up that a resident had gotten permission from the building inspector to expand the size of their driveway. His concern was that if everyone decided to change the size of the driveways, the calculations for stormwater runoff would not be correct. Also, to avoid costs, the residents are going to try and petition the Planning Board to use solar lighting on the lamp posts of which there are six. Mr. Shute added that the electrician is anxious to get the poles in. Mr. Campbell commented that the Town of Abington was very disappointed with solar lighting. Mr. Shute said that solar lighting will be more expensive, but is less costly than trenching the driveways to hardwire the lamp posts.

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**Discussions**

**Motion to table Reorganization until July 25, 2016:** Joe Campbell  
**Second:** Steven Regan  
**Vote:** 4-0-0

**Old Business/New Business**

OCPC Annual Mtg./Invoice – **signed**

**Adjournment**

**Motion to adjourn at 8 PM:** Steven Regan  
**Second:** Joseph Weeks  
**Vote:** 4-0-0